

IN RE: PETITIONS FOR SPECIAL HEARING \* BEFORE THE  
 AND VARIANCE - N/S Security Blvd., \*  
 70' E of the c/l of Belmont Ave. \* DEPUTY ZONING COMMISSIONER  
 (1601 Belmont Avenue)  
 1st Election District \* OF BALTIMORE COUNTY  
 1st Councilmanic District \*  
 Case No. 95-201-SPHA  
 Exxon Corporation \*  
 Petitioner \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing and Variance for that property known as 1601 Belmont Avenue, located in the vicinity of Woodlawn. The Petition was filed by the owner of the property, Exxon Corporation, by R. W. Hilchey, Agent and Attorney-in-Fact, through their attorney, G. Scott Barhight, Esquire. The Petitioner seeks approval of an amendment to the previously approved site plan in prior Case No. 81-218-X and a variance from Section 413.2.F of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit one freestanding identification sign of 176.86 sq.ft. in lieu of the maximum permitted 100 sq.ft., for proposed improvements to the subject site. The property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitioner was Timothy Whittie, Professional Engineer with Frederick Ward Associates, Inc., and G. Scott Barhight, Esquire, attorney for the Petitioner. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.9732 acres, split zoned B.M.-A.S. and B.M., and is located at the northeast corner of Security Boulevard and Belmont Avenue. The property is improved with an Exxon Service Station which has

ORDER ACCEPTED FOR FILING

Date

By

MICROFILMED

existed on the site for many years. The Petitioner is desirous of renovating and updating the property to provide some additional multiple product dispensers as well as make alterations to the existing Tiger Mart in accordance with that depicted on Petitioner's Exhibit 1, a site plan of the property. In addition to the proposed improvements, the Petitioner wishes to add an identification sign onto the already existing freestanding sign to identify the Tiger Mart. Testimony indicated that by virtue of adding the Tiger Mart sign, the overall size of the freestanding sign will exceed the permitted 100 sq.ft. and thus, the requested variance is necessary. It was further noted, however, that signage for the entire site, including the relief granted herein, will be less than half that which is permitted by the B.C.Z.R. The Petitioner has reduced signage in other areas on this site to a level well below the maximum permitted; however, for the reasons set forth above, a variance is needed for the subject freestanding sign.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that the relief requested in the Petitions for Special Hearing and Variance should be granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land and result in a practical difficulty and unreasonabel hardship. In addition, the relief requested to complete the proposed improvements will not result in any injury to the public health, safety or general welfare and is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing and variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30<sup>th</sup> day of January, 1995 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in prior Case No. 81-218-X to reflect the proposed improvements and a variance from Section 413.2.F of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit one freestanding identification sign of 176.86 sq.ft. in lieu of the maximum permitted 100 sq.ft. for the proposed additional sign, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such

ORDER RECEIVED FOR FILING  
Date 1/31/95  
By [Signature]

time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.



TIMOTHY M. KOTROCO

Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

January 30, 1995

G. Scott Barhight, Esquire  
210 W. Pennsylvania Avenue, 4th Floor  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE  
N/S Security Boulevard, 70' E of the c/l of Belmont Avenue  
(1601 Belmont Avenue)  
1st Election District - 1st Councilmanic District  
Exxon Corporation - Petitioner  
Case No. 95-201-SPHA

Dear Mr. Barhight:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: R. W. Hilchey, Esquire, Exxon Corporation  
6301 Ivy Lane, Suite 700, Greenbelt, Md. 20770

People's Counsel

File

MICROFILMED



198



# Petition for Special Hearing

75-201-SPHA

## to the Zoning Commissioner of Baltimore County

for the property located at 1601 Belmont Aveune, Baltimore, MD 21207  
**which is presently zoned** BM-AS & BM

**This Petition shall be filed with the Office of Zoning Administration & Development Management.**

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Amendments to the previous approved plan in Case No. 81-218-X.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

G. Scott Barhight

(Type or Print Name)

Signature

210 W. Pennsylvania Ave, 4th Floor

Address

Phone No.

Towson, MD 21204

City

State

832-2050  
Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

**EXXON CORPORATION**

Exxon Company USA

(Type or Print Name)

Signature

R.W. Hilchey, Agent & Attorney-in-Fact  
(Type or Print Name)

Signature

6301 Ivy Lane, Suite 700 (301) 513 7511

Address

Phone No.

Greenbelt, MD 20770

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

G. Scott Barhight

832-2050

Name 4th Floor

210 W. Pennsylvania Ave, Towson, MD

Address

Phone No.

21204

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY

DATE

12/2/94

ORDER RECEIVED FOR FILING

Date

By



198



# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at

1601 Belmont Avenue, Baltimore, MD 21207

which is presently zoned BM-AS & BM

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

413.2.F to permit one (1) 176.86 sq. ft. freestanding identification sign in lieu of the allowed 100 sq. ft. sign.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To be fully explained at the hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

G. Scott Barhight

(Type or Print Name)

Signature

210 W. Pennsylvania Ave, 4th Floor

Address

Phone No.

Towson, MD 21204

State

832-2050

Zipcode

Printed with Soybean Ink  
on Recycled Paper

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

EXXON CORPORATION

~~Exxon Company U.S.A.~~ *Ruth*

(Type or Print Name)

Signature

R.W. Hilchey, Agent & Attorney-in-Fact

(Type or Print Name)

Signature

6301 Ivy Lane, Suite 700

Address

Phone No.

Greenbelt, MD 20770

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

G. Scott Barhight

832-2050

Name 4th Floor

210 W. Pennsylvania Ave, Towson, MD

Address

Phone No.

21204

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

2 HRS.

the following dates

Next Two Months

ALL

REVIEWED BY

DATE

12/2/94

COPY RECEIVED FOR FILING

Date

By





# Frederick Ward Associates, Inc.

ENGINEERS · ARCHITECTS · SURVEYORS

198

75-201-SPHA

November 10, 1994

BEGINNING at a point on the northerly side of Security Boulevard which is 142 feet wide at 70 feet east of the centerline of Belmont Avenue which is 60 feet wide. Thence the following courses and distances: N.  $46^{\circ}06'02''$  W. 52.76 feet, N.  $02^{\circ}20'38''$  E. 1.46 feet, by a curve to the right having radius 290.00 feet and arc length of 191.12 feet, N.  $40^{\circ}06'16''$  E. 94.97 feet, S.  $49^{\circ}53'44''$  E. 96.83 feet, S.  $05^{\circ}02'31''$  W. 234.50 feet, by a curve to the left having radius 4660.66 feet and arc length 145.00 feet to the place of beginning as recorded in Deed Liber EHK, Jr. 6014, folio 555.

CONTAINING 42395 square feet or 0.9732 acres of land. Also known as 1601 Belmont Avenue and situated in the First Election District.



**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Towson, Maryland

95-201-SPHA

District: 1st

Date of Posting: 12/27/84

Posted for: Special Hearing & Variances

Petitioner: Exxon Corp

Location of property: 1601 Bel-mont Ave, N/S

Location of Signs: Facing roadway on property being zoned

Remarks: \_\_\_\_\_

Posted by: M. H. Hester  
Signature

Date of return: 12/30/84

Number of Signs: 1

MICROFILMED

# NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #85-201-SPHA  
(Item 188)  
1031 Belmont Avenue  
N/S Security Boulevard,  
70' E of Belmont Avenue  
1st Election District

1st Councilman's  
Legal Owner(s):  
Exxon Corporation  
Hearing: Tuesday,  
January 17, 1995 at 9:00  
a.m. in Rm. 118, Old  
Courthouse.

Special Hearing to approve amendments to the previously approved plan in case #81-218-X. Variance to permit one 176.88 square foot free-standing identification sign in lieu of the allowed 100-square foot sign.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Hand-  
capped Accessible; for special ac-  
commodations Please Call  
887-3353.

(2) For information concern-  
ing the File and/or Hearing, Please  
Call 887-3391.  
12/228 December 22.

# CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Dec. 23, 19 94

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Dec. 22, 19 94.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

12/228



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21201

receipt

95-201-SPHA

Account: R-001-6150

Number 198

By JLL

Date

12/2/94

1 NON RES SPH	040	250.00
1 NON RES VAR	020	250.00
2 SIGNS.	080	<u>70.00</u>
TOTAL		570.00

RECEIVED

OWNER: EXXON CORP, PAID BY Whiteford, Taylor, Preston  
LOC. 1601 BELMONT AVE

03AD3#0007MTCRC

\$570.00

BA 0002342PM12-02-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be accessed and paid to this office at the time of filing.
  - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.



ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 198

Petitioner: EXXON CORPORATION

Location: 1601 BELMONT AVE.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: EXXON CORPORATION (CARE OF) MICHAEL OLAFSSON

ADDRESS: 6301 IVY LA. SUITE 700 GREENBELT MD  
20770

PHONE NUMBER: 301 513 7511

AJ:ggs

MICROFILMED

(Revised 04/09/93)

TO: PUTUXENT PUBLISHING COMPANY  
December 22, 1994 Issue - Jeffersonian

Please forward billing to:

Exxon Corporation  
6301 Ivy Lane, Suite 700  
Greenbelt, MD 20770  
ATTN: MICHAEL OLAFSSON  
301-513-7511

---

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-201-SPHA (Item 198)  
1601 Belmont Avenue  
N/S Security Boulevard, 70' E of c/l Belmont Avenue  
1st Election District - 1st Councilmanic  
Legal Owner(s): Exxon Corporation  
HEARING: TUESDAY, JANUARY 17, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve amendments to the previously approved plan in case #81-218-X.  
Variance to permit one 176.86 square foot free-standing identification sign in lieu of the allowed 100-square foot sign.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

cc: [illegible]

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

December 13, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-201-SPHA (Item 198)  
1601 Belmont Avenue  
N/S Security Boulevard, 70' E of c/l Belmont Avenue  
1st Election District - 1st Councilmanic  
Legal Owner(s): Exxon Corporation  
HEARING: TUESDAY, JANUARY 17, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve amendments to the previously approved plan in case #81-218-X.  
Variance to permit one 176.86 square foot free-standing identification sign in lieu of the allowed 100-square foot sign.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Exxon Corporation  
G. Scott Barhight, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

December 29, 1994

G. Scott Barhight, Esquire  
210 W. Pennsylvania Ave, 4th floor  
Towson, Maryland 21204

RE: Item No: 198  
Case No.: 95-201 SPHA  
Petitioner: Exxon Corp.

Dear Mr. Barhight:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on December 02, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i. e. zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: Dec. 19, 1994  
Zoning Administration and Development Management

FROM: *[Signature]* Robert W. Bowling, Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for December 19, 1994  
Item No. 198

The Developers Engineering Section has reviewed the subject zoning item. We will review the landscape plan in detail at the Development Plan/Permit stage. The planting design objective will be to provide a full streetscape treatment along Security Boulevard and Belmont Avenue.

RWB:sw



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM  
FROM: DEPRM  
Development Coordination  
SUBJECT: Zoning Advisory Committee  
Agenda: see below

DATE: 12/15/94

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

*Agenda -*  
*Mtg. of 11/28/94*  
*Items # 178, 179, 180, 183, 184, 185*

*Mtg. of 12/5/94*  
*Items 188 and 189*

*Mtg. of 12/12/94*  
*Items 191, 192, 194, 195, 198*

LS:sp

LETTY2/DEPRM/TXTSBP



**Maryland Department of Transportation**  
**State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

12-7-94

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: + 198 (JLL)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: December 13, 1994

FROM: Pat Keller, Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 190, 191, 192, 195, 196, 198

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Carol L. Keller*

JL

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/08/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
HALL ETCP-1105

RECEIVED  
DEC 9 1994  
ZADM

RE: Property Owner: SEE BELOW

LOCATIONAL DISTRIBUTION MEETING OF DEC. 12, 1994

Item No.: SEE BELOW

Zoning Agenda:

Content:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 190, 191, 192, 193, 194,  
195, 196 AND 198.

REVIEWER: LT. ROBERT P. SAUERHAARD  
Fire Marshal Office, PHONE 887-4501, HS-1102F

cc: File

12/08/94



Hearing 4/17

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
1601 Belmont Avenue, N/S Security	*	ZONING COMMISSIONER
Blvd., 70' E of c/l Belmont Ave.		
1st Election Dist., 1st Councilmanic	*	OF BALTIMORE COUNTY
Exxon Corporation	*	CASE NO. 95-201-SPHA
Petitioners		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

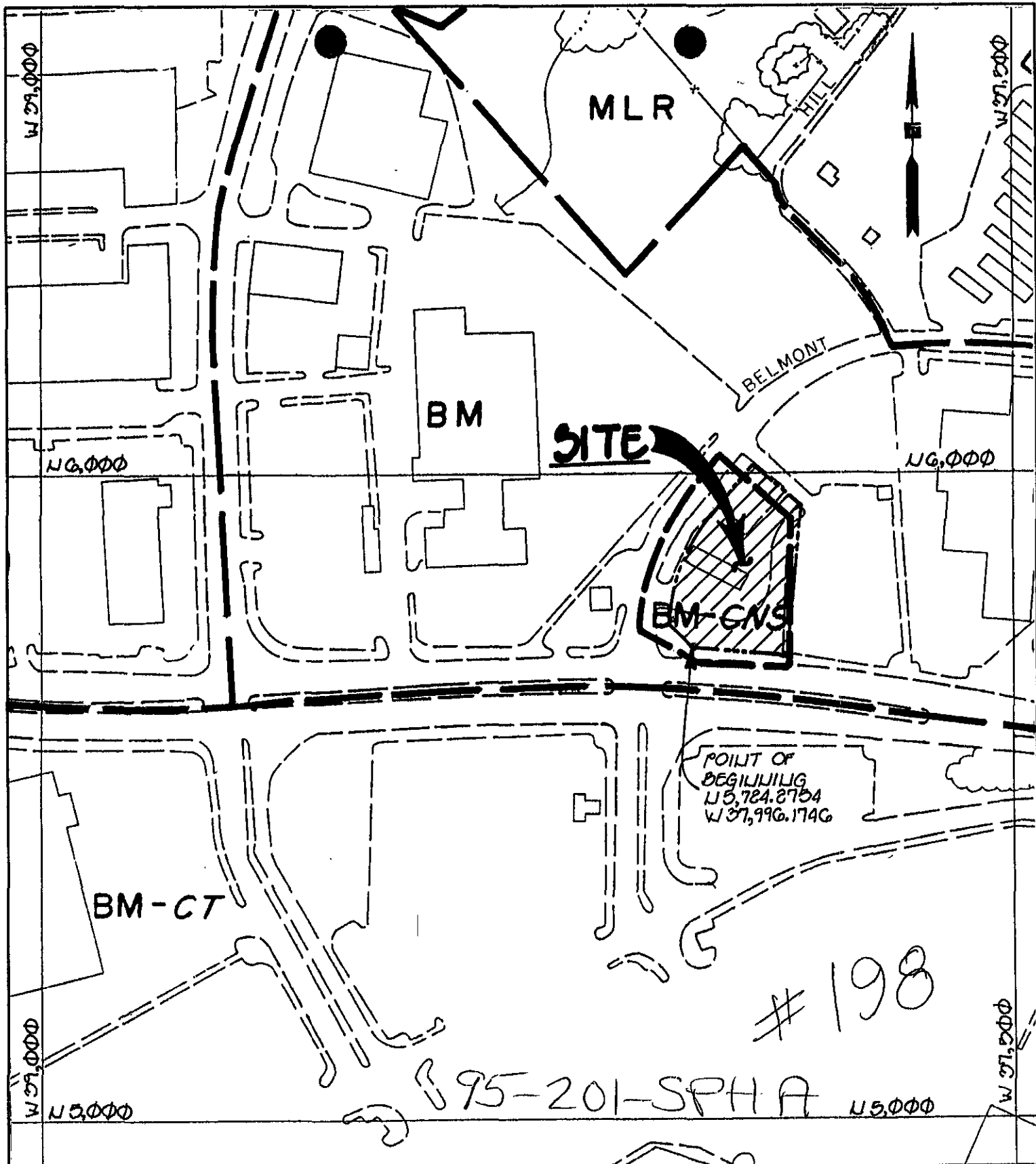
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of January, 1995, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esquire, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Suite 400, Towson, MD 21204, attorney for Petitioner.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN



SCALE 1"=200'	DATE 10/09/94
DR. BY CB	CH. BY JBG
PLAT NO.	JOB NO. 94129

# FREDERICK WARD ASSOCIATES, INC.



ENGINEERS-ARCHITECTS-SURVEYORS  
5 SOUTH MAIN STREET  
BEL AIR, MARYLAND 21014-0727  
(410)838-7900 (410)879-2090

# **EXXON**

ZONING MAP  
LOCATION No. 2-7733  
1601 BELMONT AVENUE  
BALTIMORE COUNTY  
MARYLAND

MICROFILM

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

*Timothy Whittie*

ADDRESS

*Frederick WARD Assoc., Inc.  
5 South Main St., Bel Air, MD 21014*



Printed with Soybean Ink  
on Recycled Paper

**MICROFILMED**



20 0 20 40

GRAPHIC SCALE

OWNER/DEVELOPER/APPLICANT

**EXXON** COMPANY, U.S.A.

6301 IVY LANE  
SUITE 700  
GREENBELT, MARYLAND 20770  
PHONE: 11301573-7511  
ATTN: MR. MIKE ALLISON

00 80 100

**FREDERICK ENGINEERS**

5 SOUTH MAIN STREET  
(410) 838-7800

**WARD ASSOCIATES INC.**  
ARCHITECTS • SURVEYORS  
BEL AIR, MARYLAND  
(410) 878-2086

DATE	REVISIONS	BY	CHK.	EXON CC
				Working Document
				DATE: 11/09/199
				DRAWN BY: DB
				CHK.: BTJ:JBS
				SCALE: 1" = 20'

MICROFILMED DEVELOPMENT PLAN	
ANY, U.S.A.      A DIVISION OF ARCO CORPORATION 8001 ESTERD & ENGINEERING	
SITE LANDSCAPE PLAN	
FOR AN EXION STATION AT 1601 BELMONT AVENUE BALTIMORE, MARYLAND 21207	
ZADM NUMBER 1-427	PROJECT NO. 94129.00
DISC. NO.	RAS. NO.
DWG. NO.	2-7133
OF OF 04	

### LANDSCAPE ILLUSTRATION

**COMMERCIAL, OFFICE, INDUSTRIAL, HIGH-RISE, RESIDENTIAL AND PUBLIC DEVELOPMENTS**

### VICINITY MAP

SCALE: 1" = 2000'

### LANDSCAPE PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL/COMMON NAME	SIZE	REMARKS
	18	ZELKOVA SEROTINA VILLAGE GREEN ZELKOVA	14"-16" HT. 3'-3 1/2' CAL.	B & A FULL
	6	ACER RUBRA VILLAGE GREEN ZELKOVA RED SUNSET MAPLE	14"-16" HT. 3'-3 1/2' CAL.	B & A FULL
	15	MAHONIA SARGENTII SHROBEN OMBRELLA	7'-8" HT. 1 1/2"-2" CAL.	B & A FULL
	4	CRATAEGUS PHAEOCARPUM WASHINGTON HAWTHORN	8'-10" HT. 1 1/2"-2" CAL.	12' O/C
	15	STAUUS STREBIS WHITE PINE	6'-8" HT.	B & A HEAVY
	39	EUNOMIA ALATUS DWARF WINGED EUNOMIAS	3'-4" HT. 3" DB. 4" DB.	B & A HEAVY
	32	TAJAS BACCATA SPREADING ENGLISH YEW	2'-2 1/2' HT. 2'-2 1/2' HT.	B & A HEAVY
	49	BERBERIS THUNBERGII RED JAPANESE BARBERY JAPANESE HORIZONTALIS	4'-6" HT. 18"-24" SP. 2'-2" DB.	B & A FULL
	50	MAHONIA SARGENTII BLUE HOOD JUNIPER	18"-24" HT. 2'-2" DB.	B & A FULL
	400	MAHONIA SARGENTII KING ALFRED YELLOW DAFODIL STELLA DE ORO DAFFILY	12" O/C 12" O/C	2 DT. 12 DT.

### LANDSCAPE ILLUSTRATION

**COMMERCIAL, OFFICE, INDUSTRIAL, HIGH-RISE, RESIDENTIAL AND PUBLIC DEVELOPMENTS**

### VICINITY MAP

SCALE: 1" = 2000'

### LANDSCAPE PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL/COMMON NAME	SIZE	REMARKS
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### LANDSCAPE ILLUSTRATION

**COMMERCIAL, OFFICE, INDUSTRIAL, HIGH-RISE, RESIDENTIAL AND PUBLIC DEVELOPMENTS**

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SCALE: 1" = 2000'

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








### LANDSCAPE ILLUSTRATION

**COMMERCIAL, OFFICE, INDUSTRIAL, HIGH-RISE, RESIDENTIAL AND PUBLIC DEVELOPMENTS**

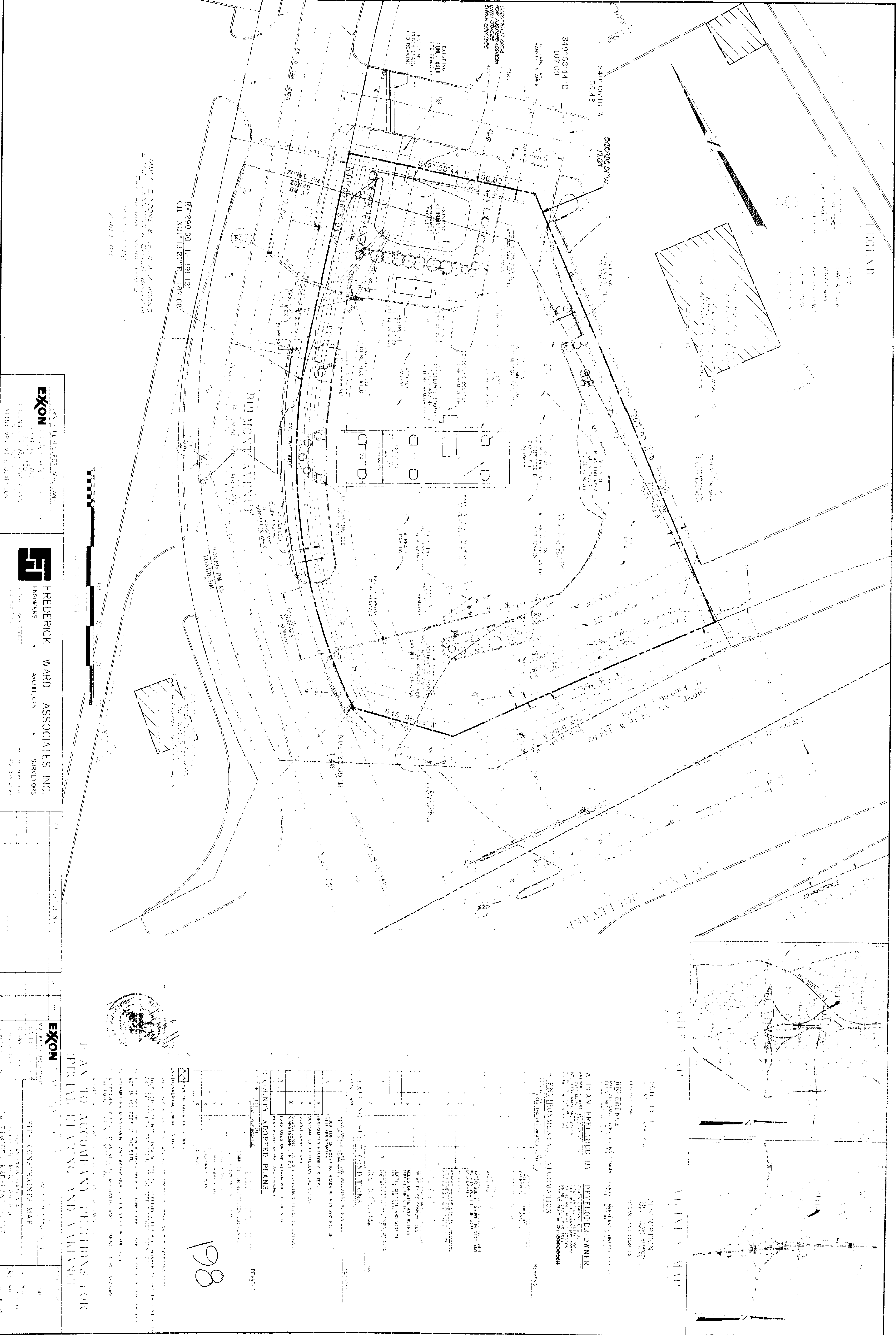
### VICINITY MAP

SCALE: 1" = 2000'

### LANDSCAPE PLANTING SCHEDULE</

LANDSCAPE PLANTING SCHEDULE				
SYMBOL	QTY.	BOTANICAL/COMMON NAME	SIZE	REMARKS
	18	ZELEDA GASTA VILLAGE GREEN ZELEDA	3'-4'-6" HT. 1'-2'-3" CAL.	B. & B. F. 8
	6	ACER RUBRUM RED SUGAR MAPLE	3'-2'-4' HT. 1" CAL.	B. & B. F. 8
	15	MAUIS SARGENTII SARGENT CORALAE	7'-8" HT. 1 1/2"-2" CAL.	B. & B. 12" D/C
	4	CRATAEGUS PHAEOCHROMA WASHINGTON HAWTHORN	8'-10" HT. 1 1/2"-2" CAL.	12" O/C
	5	PUNIS TERREBS WHITE PINE	6'-8" HT.	B. & B. 8" D/C
	39	ELINDAW ALTUS "COMPACTUS" DWARF HIBBER ELINDAWS	3'-4" HT. 3'-4" SPD.	B. & B. 4" O/C
	32	SPERANENS SPREADING ENGLISH YEW	2'-2 1/2" HT. 2'-2 1/2" SPD.	B. & B. 4" D/C
	48	WARRERS HIBBERED RED JACQUES BARREY	4'-5" HT. 18"-24" SPD.	DMT. 2 1/2" D/C
	50	JUNIPERUS HORIZONTALIS BLUE ROSE JUMPER "WILDLIN"	18"-24" HT. 16"-24" SPD.	DMT. 2 1/2" D/C
	400	MARISSUS KING OF RED YELLOW DAFODIL	TOP SIZE KILLING QUALITY BOLUS	12" O/C
	400	STELLA DE DRD STELLA DE DRD DAVILY	2 OT.	DMT. 2" D/C





**EXON**  
ENGINEERS  
ATTORNEYS AT LAW  
1000 E. 10TH AVE  
DENVER, CO 80202  
303.733.1111

**FREDERICK WARD ASSOCIATES INC.**  
ARCHITECTS  
SURVEYORS  
1000 E. 10TH AVE  
DENVER, CO 80202  
303.733.1111

NO.	DESCRIPTION	DATE
1	EXON	10/1/00
2	EXON	10/1/00
3	EXON	10/1/00
4	EXON	10/1/00
5	EXON	10/1/00
6	EXON	10/1/00
7	EXON	10/1/00
8	EXON	10/1/00
9	EXON	10/1/00
10	EXON	10/1/00

**PLAN TO ACCOMPANY PETITIONS FOR SPECIAL HEARING AND VARIANCE**

**EXON**  
ENGINEERS  
ATTORNEYS AT LAW  
1000 E. 10TH AVE  
DENVER, CO 80202  
303.733.1111

**EXISTING BUILDING CONDITIONS**  
1. EXISTING BUILDING FOOTPRINT  
2. EXISTING BUILDING HEIGHT  
3. EXISTING BUILDING AREA  
4. EXISTING BUILDING VOLUME  
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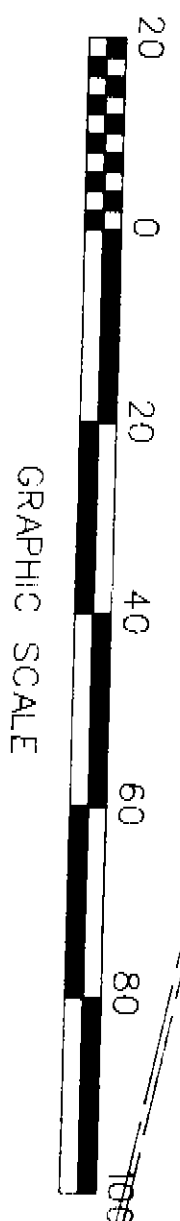
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95-201-SPHA





**EXXON** COMPANY, U.S.A.  
6301 IVY LANE  
SUITE 700  
GREENBELT, MARYLAND 20770  
PHONE: (1301) 513-7511  
ATTN: MR. MIKE OLASSON



**FREDERICK  
ENGINEERS** • **WARD  
ARCHITECTS** • **ASSOCIATES  
INC.**  
**SURVEYORS**

5 SOUTH MAIN STREET  
(410) 838-7900

BEL AIR, MARYLAND  
(410) 879-2090

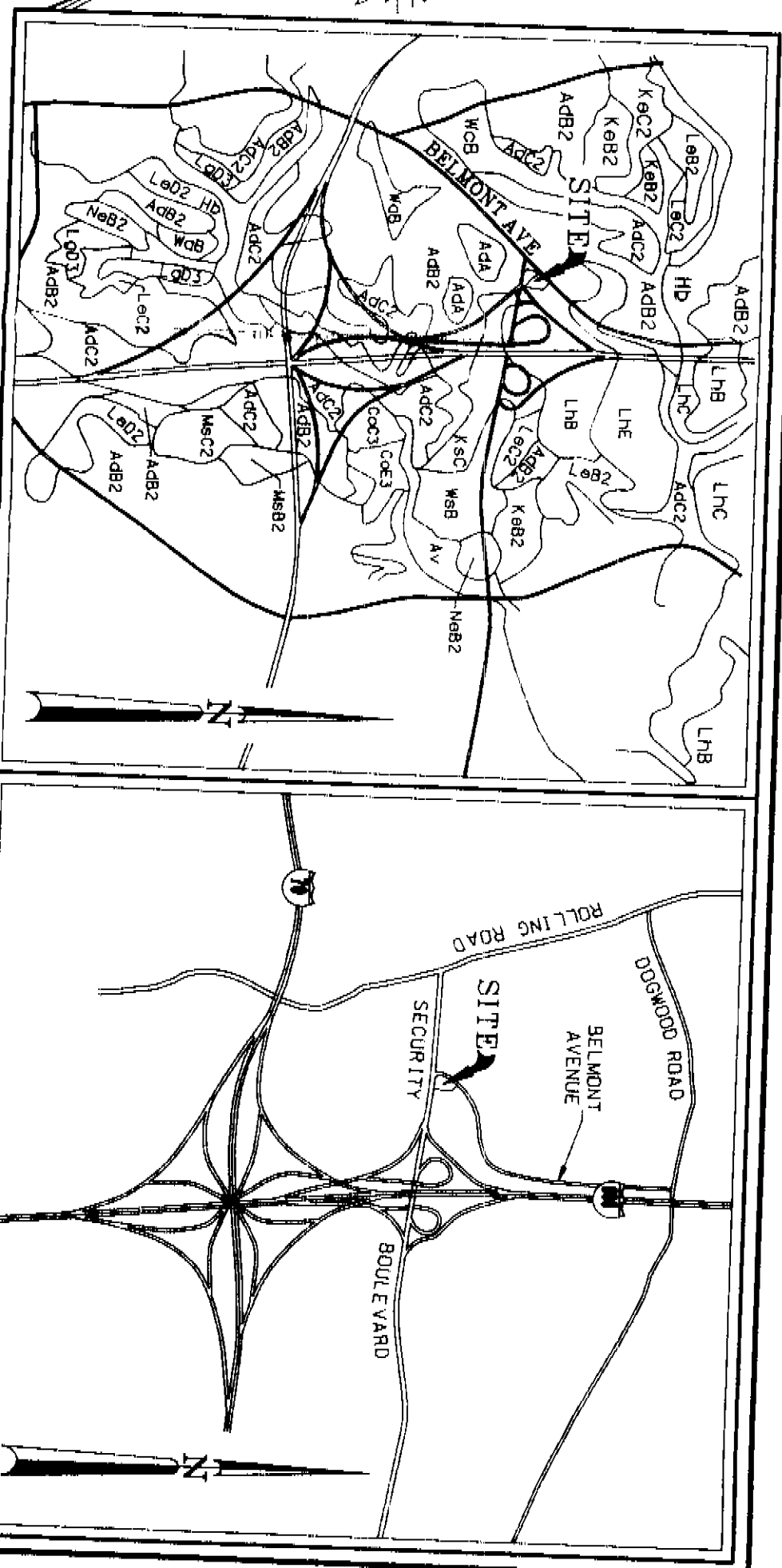
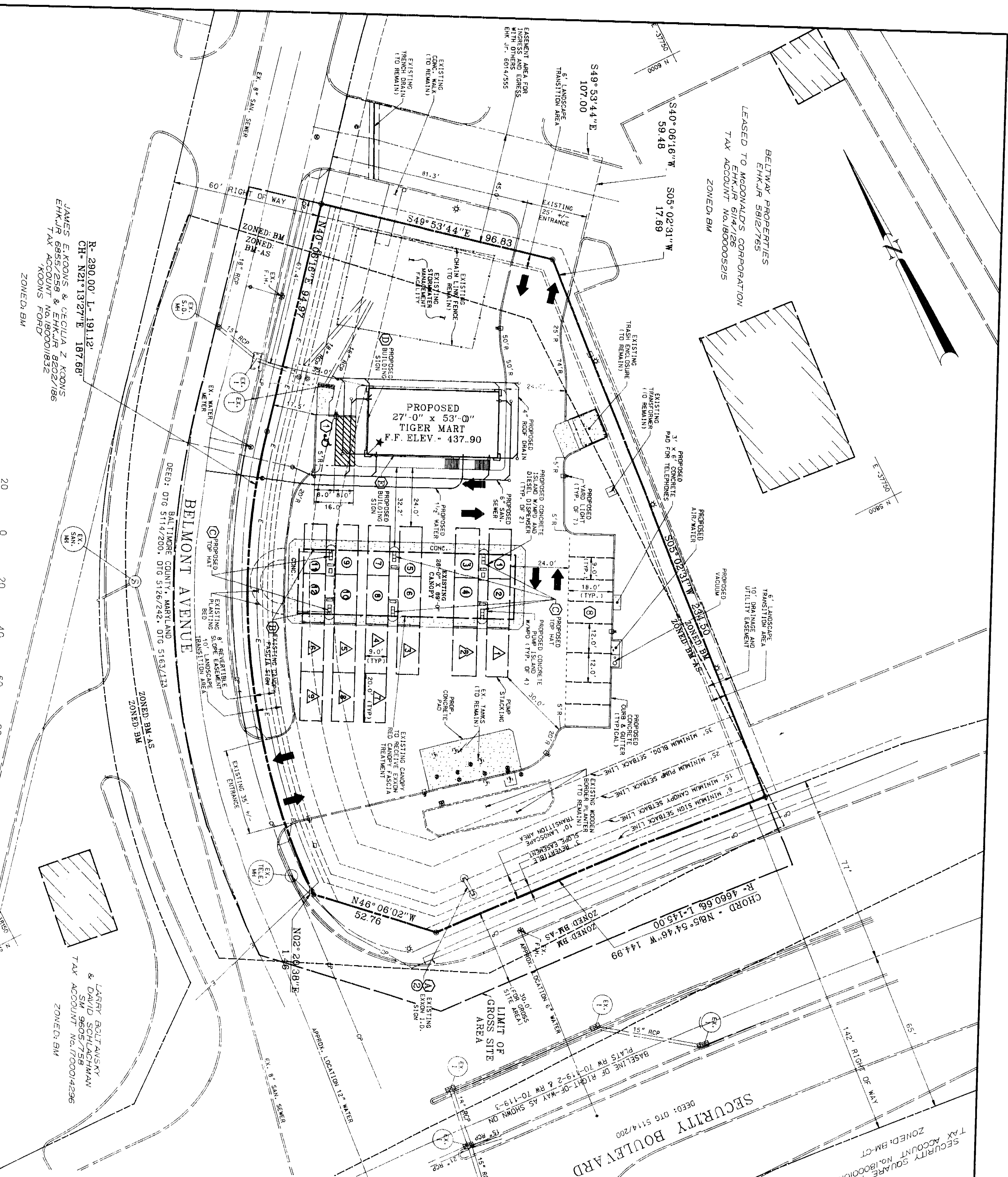
DATE	REVISIONS	BY	CHK	BY/ON

PLAN TO ACCOMPANY PETITIONS FOR  
SPECIAL HEARING AND VARIANCE

SITE PLAN

1601 BELMONT AVENUE  
RAI T TAMPDC MADVI AIN 24000

2.  
DWG. NO.

SOILS  
MAP

SCALE: 1" = 1666.67

## VICINITY MAP

SCALE: 1" = 2000'

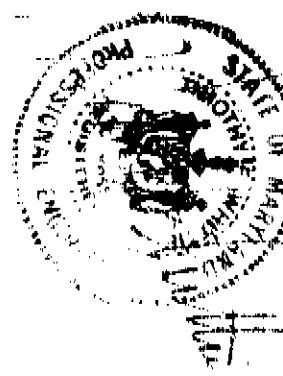
### SITE INFORMATION

1. GROSS SITE AREA: 51,979

- [illegible]

## LEGEND

- 1 SIGN KEY  
 2 GAS PUMP STACKING  
 3 VARIANCE KEY  
 4 GAS PUMP WAITING  
 5 PARKING SPACES  
 6 EXISTING BUILDING  
 7 FLOW OF TRAFFIC (NOT STRIPED)













IN RE: PETITIONS FOR SPECIAL HEARING \* BEFORE THE  
AND VARIANCE \* N/S Security Blvd.,  
70' E of the c/l of Belmont Ave. \* DEPUTY ZONING COMMISSIONER  
(1601 Belmont Avenue)  
1st Election District \* OF BALTIMORE COUNTY  
1st Councilmanic District \* Case No. 95-201-SPHA  
Exxon Corporation  
Petitioner \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing and Variance for that property known as 1601 Belmont Avenue, located in the vicinity of Woodlawn. The Petition was filed by the owner of the property, Exxon Corporation, by R. W. Hilchey, Agent and Attorney-in-Fact, through their attorney, G. Scott Barhight, Esquire. The Petitioner seeks approval of an amendment to the previously approved site plan in prior Case No. 81-218-X and a variance from Section 413.2.F of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit one freestanding identification sign of 176.86 sq.ft. in lieu of the maximum permitted 100 sq.ft., for proposed improvements to the subject site. The property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitioner was Timothy Whittle, Professional Engineer with Frederick Ward Associates, Inc., and G. Scott Barhight, Esquire, attorney for the Petitioner. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.9732 acres, split zoned B.M.-A.S. and B.M., and is located at the northeast corner of Security Boulevard and Belmont Avenue. The property is improved with an Exxon Service Station which has

existed on the site for many years. The Petitioner is desirous of renovating and updating the property to provide some additional multiple product dispensers as well as make alterations to the existing Tiger Mart in accordance with that depicted on Petitioner's Exhibit 1, a site plan of the property. In addition to the proposed improvements, the Petitioner wishes to add an identification sign onto the already existing freestanding sign to identify the Tiger Mart. Testimony indicated that by virtue of adding the Tiger Mart sign, the overall size of the freestanding sign will exceed the permitted 100 sq.ft. and thus, the requested variance is necessary. It was further noted, however, that signage for the entire site, including the relief granted herein, will be less than half that which is permitted by the B.C.Z.R. The Petitioner has reduced signage in other areas on this site to a level well below the maximum permitted; however, for the reasons set forth above, a variance is needed for the subject freestanding sign.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

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Date 1/14/95  
By [Signature]

- 2 -

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that the relief requested in the Petitions for Special Hearing and Variance should be granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land and result in a practical difficulty and unreasonable hardship. In addition, the relief requested to complete the proposed improvements will not result in any injury to the public health, safety or general welfare and is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing and variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3<sup>rd</sup> day of January, 1995 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in prior Case No. 81-218-X to reflect the proposed improvements and a variance from Section 413.2.F of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit one freestanding identification sign of 176.86 sq.ft. in lieu of the maximum permitted 100 sq.ft. for the proposed additional sign, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such

ORDER RECEIVED FOR FILING

Date 1/14/95  
By [Signature]

- 3 -

time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TMK:bjs

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING

Date 1/14/95  
By [Signature]

- 4 -

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning  
  
Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-4386  
January 30, 1995

G. Scott Barhight, Esquire  
210 W. Pennsylvania Avenue, 4th Floor  
Towson, Maryland 21204  
RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE  
N/S Security Boulevard, 70' E of the c/l of Belmont Avenue  
(1601 Belmont Avenue)  
1st Election District - 1st Councilmanic District  
Exxon Corporation - Petitioner  
Case No. 95-201-SPHA

Dear Mr. Barhight:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: R. W. Hilchey, Esquire, Exxon Corporation  
6301 Ivy Lane, Suite 700, Greenbelt, Md. 20770

People's Counsel

File

## Petition for Special Hearing 75-201-SPHA to the Zoning Commissioner of Baltimore County for the property located at 1601 Belmont Avenue, Baltimore, MD 21207 which is presently zoned BM-AS & BM

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Amendments to the previous approved plan in Case No. 81-218-X.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

G. Scott Barhight

(Type or Print Name)

Signature

Address

Towson, MD 21204

State 832-2050

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s): EXXON CORPORATION

Exxon Company - USA

Signature *R.W. Hilchey*

R.W. Hilchey, Agent & Attorney-in-Fact

(Type or Print Name)

Signature

6301 Ivy Lane, Suite 700 (301) 513-7511

Greenbelt, MD 20770

City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

G. Scott Barhight 832-2050

210 W. Pennsylvania Ave., 4th Floor

Towson, MD 21204

State 832-2050

Zipcode

ESTIMATED LENGTH OF HEARING

unavailable for hearing

Next Two Months

ALL

RECEIVED BY *[Signature]* DATE 12/2/94

ORDER RECEIVED FOR FILING

Date 12/2/94  
By [Signature]

## Petition for Variance 75-201-SPHA to the Zoning Commissioner of Baltimore County for the property located at 1601 Belmont Avenue, Baltimore, MD 21207 which is presently zoned BM-AS & BM

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.2.F to permit one (1) 176.86 sq. ft. freestanding identification sign in lieu of the allowed 100 sq. ft. sign.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)  
To be fully explained at the hearing

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

G. Scott Barhight

(Type or Print Name)

Signature

Address

Towson, MD 21204

State 832-2050

Zipcode

ESTIMATED LENGTH OF HEARING

unavailable for hearing

Next Two Months

ALL

RECEIVED BY *[Signature]* DATE 12/2/94

ORDER RECEIVED FOR FILING

Date 12/2/94  
By [Signature]

Frederick Ward Associates, Inc.  
ENGINEERS - ARCHITECTS - SURVEYORS  
198  
75-201-SPHA  
November 10, 1994

BEGINNING at a point on the northerly side of Security Boulevard which is 142 feet wide at 70 feet east of the centerline of Belmont Avenue which is 60 feet wide. Thence the following courses and distances: N. 46°06'02" W. 52.76 feet, N. 02°20'38" E. 1.46 feet, by a curve to the right having radius 290.00 feet and arc length of 191.12 feet, N. 40°06'16" E. 94.97 feet, S. 49°53'44" E. 96.83 feet, S. 05°02'31" W. 234.50 feet, by a curve to the left having radius 4660.66 feet and arc length 145.00 feet to the place of beginning as recorded in Deed Liber EHK, Jr. 6014, folio 555.

CONTAINING 42395 square feet or 0.9732 acres of land. Also known as 1601 Belmont Avenue and situated in the First Election District.

*John M. [Signature]*



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

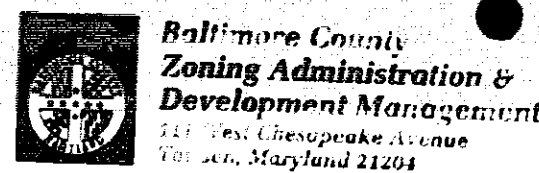
District: 1st Date of Posting: 12/27/94  
Posted for: Special Hearing & Variance  
Petitioner: Exxon Corp  
Location of property: 1601 Belmont Ave, AP  
Location of Sign: Along road on property being zoned  
Remarks: \_\_\_\_\_  
Posted by: Matthew Date of return: 12/29/94  
Number of Signs: 1

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. Dec 23, 1994  
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Dec 22, 1994.

THE JEFFERSONIAN,

A. Henickson  
LEGAL AD. - TOWSON



Date: 12/2/94

Account: R 001-6150

Number: 198  
By: JLL

1 NON RES SPH 040 250.00  
1 NON RES VAR 020 250.00  
2 SIGNS 080 70.00  
Total 570.00

OWNER: EXXON CORP. 7403 White Plains Road  
LOC 1601 BELMONT AVE

Please Make Checks Payable To: Baltimore County

Cashier Validation

receipt  
95-201-SPH#

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 198

Petitioner: EXXON CORPORATION

Location: 1601 BELMONT AVE.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: EXXON CORPORATION (CARE OF) MICHAEL OLAFSSON

ADDRESS: 6301 IVY LANE, SUITE 700 GREENBELT MD

20770

PHONE NUMBER: 301 573 7511

AJ:ggs

(Revised 04/09/93)

TO: PUTKENT PUBLISHING COMPANY  
December 22, 1994 Issue - Jeffersonian

Please forward billing to:

Exxon Corporation  
6301 Ivy Lane, Suite 700  
Greenbelt, MD 20770  
ATTN: MICHAEL OLAFSSON  
301-513-7511

**NOTICE OF HEARING**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-201-SPH# (Item 198)  
1601 Belmont Avenue  
N/S Security Boulevard, 70' E of c/l Belmont Avenue  
1st Election District - 1st Councilmanic  
Legal Owner(s): Exxon Corporation  
HEARING: TUESDAY, JANUARY 17, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve amendments to the previously approved plan in case #81-218-X.  
Variance to permit one 176.86 square foot free-standing identification sign in lieu of the allowed 100-square foot sign.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

111 West Chesapeake Avenue  
Towson, MD 21204

December 13, 1994

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-201-SPH# (Item 198)  
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Legal Owner(s): Exxon Corporation  
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Variance to permit one 176.86 square foot free-standing identification sign in lieu of the allowed 100-square foot sign.

Arnold Jablon  
Arnold Jablon  
Director

cc: Exxon Corporation  
G. Scott Barhight, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

December 29, 1994

G. Scott Barhight, Esquire  
210 W. Pennsylvania Ave, 4th floor  
Towson, Maryland 21204

RE: Item No: 198  
Case No.: 95-201 SPH#  
Petitioner: Exxon Corp.

Dear Mr. Barhight:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on December 02, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i. e. zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

**BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: Dec. 19, 1994  
Zoning Administration and Development Management

FROM: Robert W. Bowling, Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for December 19, 1994  
Item No. 198

The Developers Engineering Section has reviewed the subject zoning item. We will review the landscape plan in detail at the Development Plan/Permit stage. The planting design objective will be to provide a full streetscape treatment along Security Boulevard and Belmont Avenue.

RWB:aw

**BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE**

TO: ZADM DATE: 12/15/94  
FROM: DEPRM  
Development Coordination  
SUBJECT: Zoning Advisory Committee  
Agenda: see below

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: Agenda -  
mtg. of 11/25/94  
Items # 178, 179, 180, 183, 184, 185  
mtg. of 12/5/94  
Items 188 and 189  
mtg. of 12/2/94  
Items 191, 192, 194, 195, 198

LS:sp

LETTY2/DEPRM/TXTSBP





Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kascott  
Administrator

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No. 4-196-198

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-553-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief  
Engineering Access Permits  
Division

HS/

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Print Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: December 13, 1994

FROM: Pat Keller, Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 190, 191, 192, 195, 196, 198  
If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*

Division Chief: *Barry L. Kline*

JL

NC190/PZONE/EXTJWL

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/08/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
410-887-4100

Re: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF DEC. 12, 1994

See Map: SEE BELOW

Zoning Agenda:

Entitlement:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 190, 191, 192, 193, 194, 195, 196 AND 198.

VIEWER: LT. ROBERT P. SAUERHAUD  
Fire Marshal Office, PHONE 887-4681, MS-1106F

File

Printed on Recycled Paper

RECEIVED  
DEC 9 1994

ZADM

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCE  
1601 Belmont Avenue, N/S Security  
Blvd., 70' E of e/l Belmont Ave.  
1st Election Dist., 1st Councilmanic  
Exxon Corporation  
Petitioners  
BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 95-201-SPHA

ENTRY OF APPEARANCE

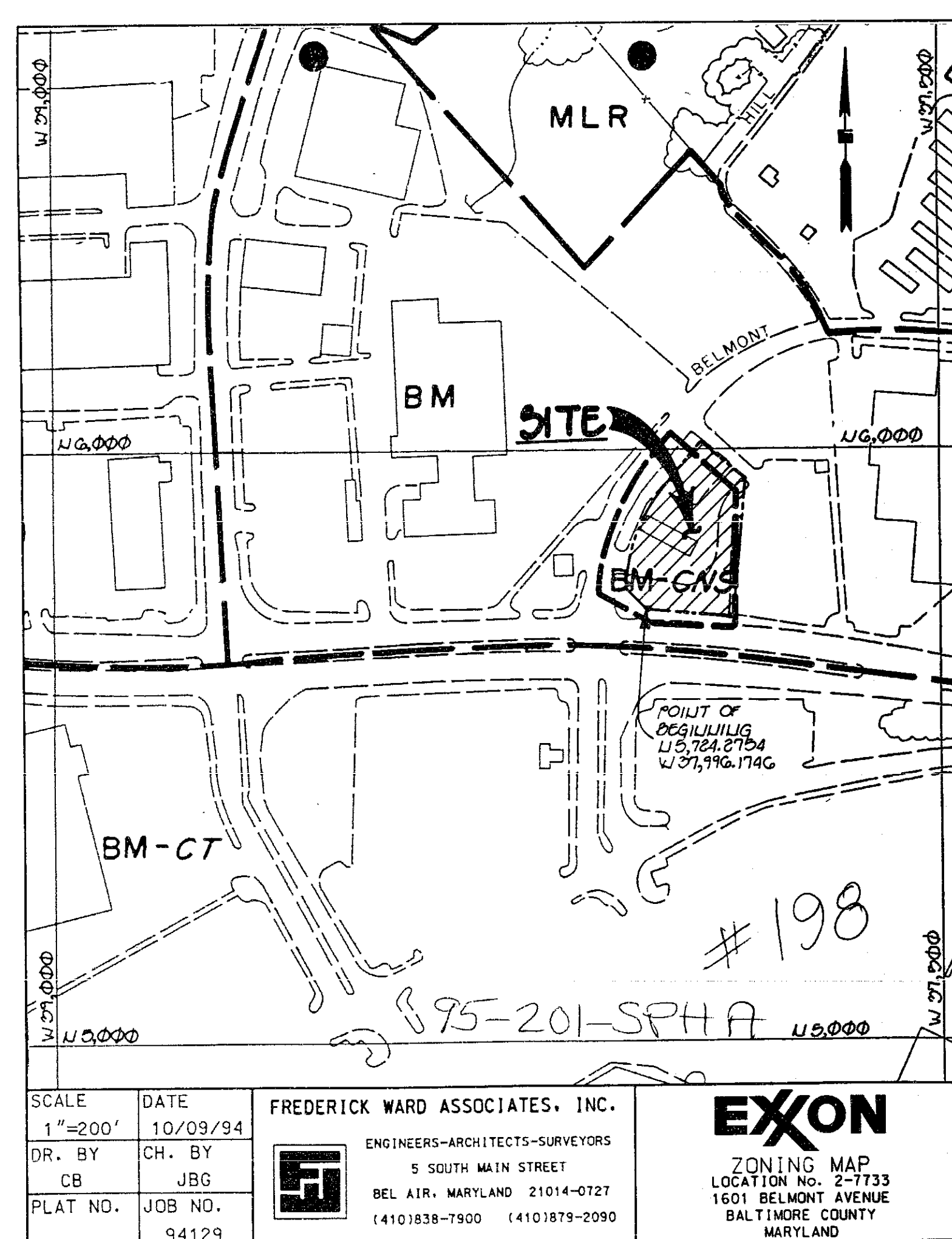
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County  
*Carole S. Demilio*  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2189

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of January, 1995, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esquire, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Suite 400, Towson, MD 21204, attorney for Petitioner.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN



PLEASE PRINT CLEARLY

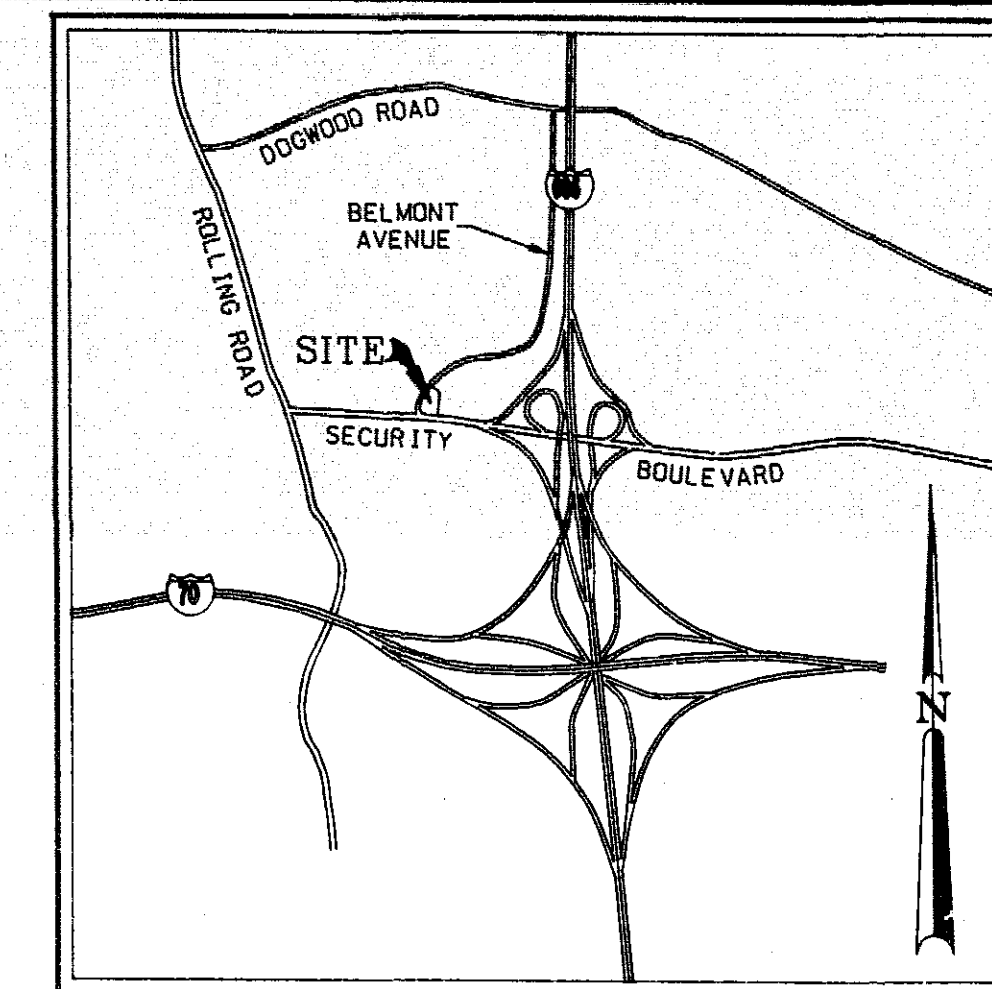
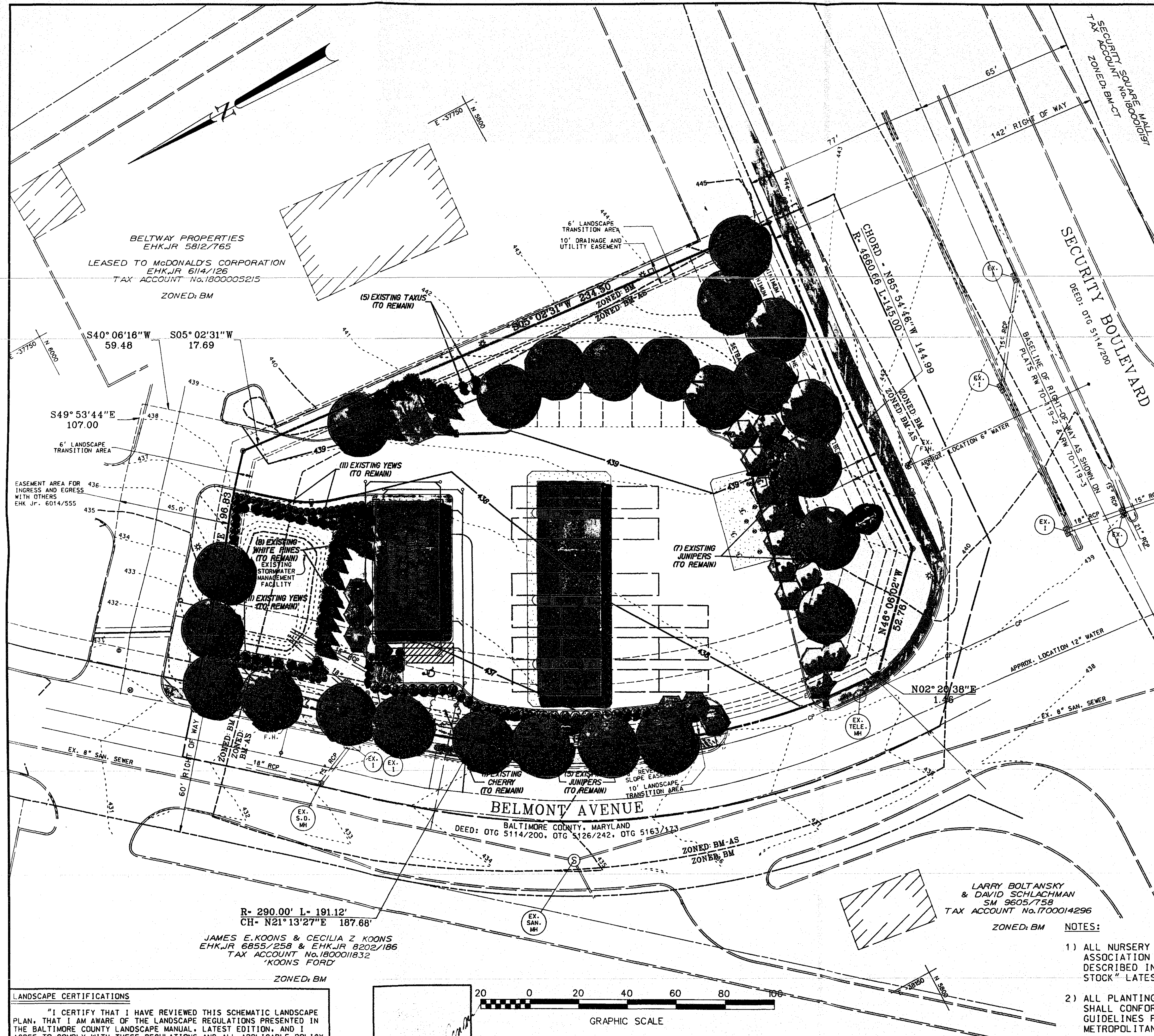
PETITIONER(S) SIGN-IN SHEET

NAME  
*Timothy Whittle*

ADDRESS  
*Frederick Ward Assoc., Inc.  
5 South Main St., Bel Air, MD 21014*

Printed with Soy-based Ink  
on Recycled Paper





VICINITY MAP

SCALE: 1" = 2000'

LANDSCAPE PLANTING SCHEDULE

SYMBOL	QTY.	BOTANICAL/COMMON NAME	SIZE	REMARKS
●	18	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN ZELKOVA	14'-16" HT. 3'-3 1/2" CAL.	B & B FULL
●	6	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	14'-16" HT. 3'-3 1/2" CAL.	B & B FULL
●	15	MALUS SARGENTII SARGENT CRABAPPLE	7'-8" HT. 1 1/2" - 2" CAL.	B & B FULL 12" O/C
●	4	CRATAEGUS PHAENOPYRUM WASHINGTON HAWTHORN	8'-10" HT. 1 1/2" - 2" CAL.	12" O/C
●	15	PINUS STROBUS WHITE PINE	6'-8" HT.	B & B HEAVY 6" O/C
●	39	EUONYMUS ALATUS 'COMPACTUS' DWARF WINGED EUONYMUS	3'-4" HT. 3'-4" SPD.	B & B HEAVY 4" O/C
●	32	TAXUS BACCATA 'REPENDENS' SPREADING ENGLISH YEW	2'-2 1/2" HT. 2'-2 1/2" SPD.	B & B HEAVY 4" O/C
●	49	BERBERIS THUNBERGII VAR. ATROPURPUREA RED JAPANESE BARBERRY	4"-6" HT. 18"-24" SPD.	CONT. FULL 2 1/2" O/C
●	50	JUNIPERUS HORIZONTALIS 'WILTON' BLUE RUG JUNIPER	18"-24" HT. 18"-24" SPD.	CONT. FULL 2 1/2" O/C
■	400	MARCISUS 'KING ALFRED' KING ALFRED YELLOW DAFFODIL	TOP SIZE QUALITY BULBS	12" O/C
■	400	HEMEROCALLIS 'STELLA DE ORO' STELLA DE ORO DAYLILY	2 QT.	CONT. 12" O/C

LANDSCAPE TABULATION

COMMERCIAL, OFFICE, INDUSTRIAL, HIGH-RISE, RESIDENTIAL  
AND PUBLIC DEVELOPMENTS

- N/A LINEAR FEET OF INTERIOR ROAD / 20 = 0 P.U.  
NO. 0 MAJOR (50%), 0 MINOR, 0 EVERGREEN, 0 SHRUBS,  
0 SQ. FT. GROUNDCOVER TOTAL = 0 P.U.
- 580 LINEAR FEET OF ADJACENT ROAD / 40 = 14.5 P.U.  
NO. 8 MAJOR (50%), 0 MINOR, 0 EVERGREEN, 35 SHRUBS,  
250 SQ. FT. GROUNDCOVER, = 15.5 P.U.
- 8 PARKING SPACES / 12 = EXEMPT 0 P.U.  
NO. 0 MAJOR (75%), 0 MINOR, 0 EVERGREEN, 0 SHRUBS,  
0 GROUNDCOVER, TOTAL = 0 P.U.
- 580 LINEAR FEET OF SERVICE AREA ADJACENT TO R.O.W. / 15 = 39 P.U.  
NO. 12 MAJOR 19 MINOR, 15 EVERGREEN, 50 SHRUBS,  
0 SQ. FT. GROUNDCOVER = 39 P.U.
- 235 LINEAR FEET OF ADJACENT COMMERCIAL / 10 = 23.5 P.U.  
NO. 4 MAJOR, 1 EX MINOR, 8 EX EVERGREEN, 85 SHRUBS,  
50 SQ. FT. GROUNDCOVER, TOTAL = 25.5 P.U.
- 28 LINEAR FEET OF DUMPSTER(S) / 15 = 2 P.U.  
NO. 0 MAJOR, 0 MINOR, 4 EVERGREEN, 0 SHRUBS,  
0 SQ. FT. GROUNDCOVER = 2 P.U.

TOTAL PLANTING UNITS REQUIRED: 79  
TOTAL PLANTING UNITS PROPOSED: 80 (4.5 EXISTING)  
24 MAJOR, 20 MINOR, 23 EVERGREEN,  
170 SHRUBS, 250 SQ. FT. GROUNDCOVER

PETITIONER'S  
EXHIBIT

- NOTES:
- ALL NURSERY STOCK SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS AS DESCRIBED IN "AMERICAN STANDARDS FOR NURSERY STOCK" LATEST EDITION.
  - ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR THE BALTIMORE-WASHINGTON METROPOLITAN AREA" LATEST EDITION.

DEVELOPMENT PLAN

EXXON COMPANY, U.S.A.  
A DIVISION OF EXXON CORPORATION  
Real Estate & Engineering  
Marketing Department  
DATE: 11/09/1994  
DRAWN BY: CB  
CHK. BY: JBG  
SCALE: 1" = 20'  
FOR AN EXXON STATION AT  
1601 BELMONT AVENUE  
BALTIMORE, MARYLAND 21207

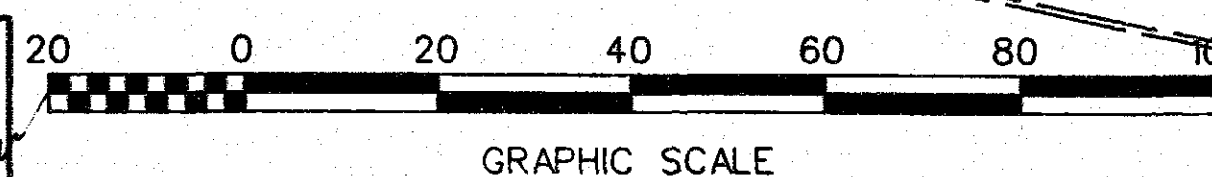
ZADM NUMBER  
1-427  
PROJECT NO.  
94129.00  
DISC. NO.  
RAS. NO.  
2-7733  
DWG. NO.  
04 OF 04

LANDSCAPE CERTIFICATIONS

"I CERTIFY THAT I HAVE REVIEWED THIS SCHEMATIC LANDSCAPE PLAN, THAT I AM AWARE OF THE LANDSCAPE REGULATIONS PRESENTED IN THE BALTIMORE COUNTY LANDSCAPE MANUAL, LATEST EDITION, AND I AGREE TO COMPLY WITH THESE REGULATIONS AND ALL APPLICABLE POLICY, GUIDELINES, AND ORDINANCES."

Signature of Applicant: M.B. OLAFSSON  
Date: 11/23/94

This Plan is Sealed and  
Certified to be in  
accordance with the  
Hearing Officer's Order  
and all agency comments.



OWNER/DEVELOPER/APPLICANT  
EXXON COMPANY, U.S.A.  
6301 IVY LANE  
SUITE 700  
GREENBELT, MARYLAND 20770  
PHONE: 1(301)513-7511  
ATTN: MR. MIKE OLAFSSON



FREDERICK WARD ASSOCIATES INC.  
ENGINEERS ARCHITECTS SURVEYORS  
5 SOUTH MAIN STREET  
BAL AIR, MARYLAND  
(410) 838-7900

DATE	REVISIONS	BY	CHK.



# LEGEND

FENCE  
 EX. 8" SAN. SEWER  
 EX. 8" WATER  
 E  
 CP  
 CP  
 EX. EVERGREEN TREE  
 EX. DECIDUOUS TREE

BELTWAY PROPERTIES  
 EHKJR 524/765  
 LEASED TO McDONALD'S CORPORATION  
 EHKJR 524/765  
 TAX ACCOUNT NO. 1800005215  
 ZONED BM

5' LANDSCAPE  
 TRANSITION AREA  
 10' DRAINAGE AND  
 UTILITY EASEMENT

## SOILS MAP

SCALE: 1" = 1600'

## VICINITY MAP

SCALE: 1" = 2000'

SOIL TYPE  
 ACTING VICE PRESIDENT  
 DESCRIPTION  
 STILL LOOSE BEDROCK  
 SURFACE AREA LESS THAN 10%  
 URBAN LAND COMPLEX

## REFERENCE

MAP 26, SOIL SURVEY, BALTIMORE COUNTY, MARYLAND, UNITED STATES  
 DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE,  
 ISSUED MARCH 1976

## A. PLAN PREPARED BY DEVELOPER/OWNER

FREDERICK WARD ASSOCIATES, INC.  
 6301 IVY LANE, SUITE 700  
 GREENBELT, MARYLAND 20770  
 PHONE: (301) 619-2000  
 FAX: (301) 619-2000

## B. ENVIRONMENTAL INFORMATION

EXISTING	NOT	IN	FIELD	REMARKS
X				TOPOGRAPHY AND CREEP DATA MIN. 5 FT. CONTOUR APPROPRIATELY LABELED
X				SLURRY WALLS 14" DIA. THIS PLAN 1500' PLAIN
X				SOILS MAPPED ACCORDING TO SOIL CONSERVATION SERVICE, MARYLAND MAY 1976
X				WATER, SEPT. TANKS, OR OTHER WATER BODIES, SHOWN ON SITE WITHIN 100 FT. OF SITE BOUNDARIES
X				WETLANDS STREET CREEP LINES, INCLUDING ADJACENT, PLANT, FLOW, SLOPE, AND/OR EROSION, JOINTS
X				LAND COVERED ON AND WITHIN 100 FT. OF SITE
X				SEPTIC TANKS, INCLUDING PLANT OR WETLANDS, SHOWN ON SITE WITHIN 100 FT. OF SITE
X				SEPTIC ON SITE AND WITHIN 100 FT. OF SITE
X				UNDERGROUND FUEL TANKS ON SITE AND WITHIN 100 FT. OF SITE
X				SOIL EVALUATION TESTS (PERC TESTS) PERFORMED
				NO

## C. EXISTING BUILT CONDITIONS

EXISTING	NOT	IN	FIELD	REMARKS
X				LOCATIONS OF EXISTING BUILDINGS WITHIN 200 FT. OF SITE BOUNDARIES
X				LOCATION OF EXISTING ROADS WITHIN 200 FT. OF SITE BOUNDARIES
X				DESIGNATED HISTORIC SITES
X				DESIGNATED ARCHAEOLOGICAL SITES
X				SIGNIFICANT VIEWS
X				SIGNIFICANT FEATURES (SPECIFIC TREES, BUILDINGS, STREETSCAPE, ETC.)
X				LAND USES ON AND WITHIN 200 FT. OF SITE
X				ROAD RIGHT-OF-WAY AND EASEMENTS

## D. COUNTY ADOPTED PLANS

EXISTING	NOT	IN	FIELD	REMARKS
X				BALTIMORE COUNTY WATER PLAN 1988-2000 COMMITTEE ON REVITALIZATION PLANS
X				RECREATION AND PARKS PLAN
X				STREETSCAPE AND PARKS PLAN
X				STREETSCAPE PLAN
X				GREENWAYS PLAN
X				OTHER:

5% OR GREATER SLOPES

ENVIRONMENTAL IMPACT NOTES

1. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS ON THE EXISTING SITE.
2. THIS SITE DOES NOT CONTAIN FOREST; THEREFORE, PER BILL NUMBER 163-93 THIS SITE IS  
EXCLUDED FROM THE PROVISIONS OF THE FOREST CONSERVATION ACT.
3. TO THE BEST OF OUR KNOWLEDGE, NO FUEL TANKS ARE LOCATED ON ADJACENT PROPERTIES  
WITHIN 100 FEET OF THE SITE.
4. STORMWATER MANAGEMENT AND WATER QUALITY EXISTS FOR THE SITE.
5. A SEDIMENT CONTROL PLAN WILL BE APPROVED, AND SEDIMENT CONTROL MEASURES  
IMPLEMENTED DURING CONSTRUCTION.
6. A LANDSCAPE PLAN WILL BE APPROVED AND IMPLEMENTED.

## PLAN TO ACCOMPANY PETITIONS FOR SPECIAL HEARING AND VARIANCE

OWNER/DEVELOPER/APPLICANT	DATE	REVISIONS	BY	CHK.	PROJECT NO.
EXXON COMPANY, U.S.A. 6301 IVY LANE SUITE 700 GREENBELT, MARYLAND 20770 PHONE: (301) 619-2000 ATTN: MR. MIKE OLAFSSON					44123.00
FREDERICK WARD ASSOCIATES, INC. ENGINEERS ARCHITECTS SURVEYORS 5 SOUTH MAIN STREET (410) 838-7900					DTSC NO.
					RAS. NO.
					2-7733
					OWC. NO.
					01 OF 04

EXXON COMPANY, U.S.A.

Marketing Department

DATE: 11/19/1994

DRAWN BY: CB

CHK. BY: CB

SCALE: 1" = 1600'

## SITE CONSTRAINTS MAP

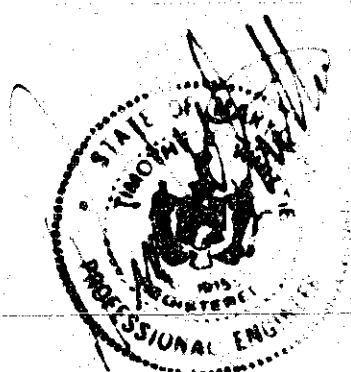
FOR AN EXXON STATION AT

1601 BELMONT AVENUE

BALTIMORE, MARYLAND 21207

95-201-SF-HA

198



JAMES E. KOONS & CELICIA Z. KOONS  
 EHKJR 6855/258 & EHKJR 8202/186  
 TAX ACCOUNT NO. 180001632

KOONS FORD

ZONED BM

## BELMONT AVENUE

BALTIMORE COUNTY, MARYLAND

DEED: DTG 5114/200, DTG 5126/242, DTG 5163/133

ZONED BM-AS

ZONED BM

LARRY BOLTANSKY  
 & DAVID SCHLACHMAN  
 SM 9605/758  
 TAX ACCOUNT NO. 180004298

ZONED BM